Karen Johnson Davidson County
Batch# 1126151 DEEDQC
04/23/2024 02:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240423-0029254

QUITCLAIM DEED

TO: Steven M. Rich and
Anita C. Rich

This instrument was prepared by:
Talley K. Wood, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Communications Group, Inc.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Steven M. Rich and Anita C. Rich 6828 Cloudland Drive Nashville, TN 37205	Same	047 00 0 097.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 23 day of April, 2024.

Notary Public

My Commission Expires: July 7, 2025

AMY CHARLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Communications Group, Inc.**, a Tennessee corporation (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Steven M. Rich and Anita C. Rich** (together, hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 23 day of April, 2024.

GRANTOR: COMMUNICATIONS GROUP, INC.

By: _____
Name: Steven M. Rich
Title: CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Amy Charles, a Notary Public in and for the County and State aforesaid, personally appeared Steven M. Rich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO, of Communications Group, Inc., a Tennessee corporation, the within named bargainor, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CEO.

Witness my hand and seal at office in Nashville, Tennessee, this 23 day of April, 2024.

_____
Notary Public

AMY CHARLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

My Commission Expires: July 7, 2025

202404230029254

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a point 351 feet west of the northeast corner of tract of land conveyed to Walter B. Williams, Trustee, by deed of record in Book 4068, page 519, said Register's Office, said point being on the southerly margin of Blue Berry Hill Road; thence from said point fronting 117 feet on the southerly margin of said road; thence running back between parallel lines South 8 degrees 45 minutes 1,120 feet, more or less, to a line in the rear on which it measures 117 feet, more or less.

Being the same property conveyed to Communications Group, Inc., a Tennessee corporation, by Warranty Deed from Omar L. Meyer, individually and as the owner of Communication Properties, a sole proprietorship, of record at Book 9788, page 263, Register's Office for Davidson County, Tennessee.

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Daniel Sisto, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/23/2024 (date of document).

Daniel Sisto

Affiant Signature

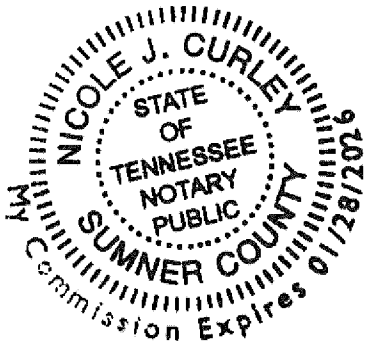
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/28/2029



Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.